

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 667

Case No. 90-9C

(Consolidated PUD & Map @ 10 Thomas Circle)

July 9, 1990

The application in Z.C. Case No. 90-9C was filed on April 27, 1990, and is a request from 10 Thomas Circle Limited Partnership for consolidated review and approval of a Planned Unit Development (PUD) and related map amendment from SP-2 to C-3-C at 10 Thomas Circle N.W., (Square 245, lots 833, 806 and 807).

The subject site is located in an area known as Thomas Circle, and encompasses an area of 90,068 square feet. It is presently zoned SP-2. The applicant proposes to develop a 130-foot, 12-story mixed-use building containing general office, residential and ground floor retail uses, and a day-care facility. The proposed building would have a maximum floor area ratio (FAR) of 8.36, a lot occupancy of 80%, 114 residential units, and on-site parking to accommodate 708 cars.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment to a maximum height of 90 feet, a maximum FAR of 6.0 for residential and 3.5 for other permitted uses, and a maximum lot occupancy of 80 percent for residential uses.

The PUD guidelines for the SP-2 District permit a total FAR of 6.5 and a height of 90 feet. Of this 6.5 FAR, 4.5 can be used for commercial purposes, including hotels and motels.

The C-3-C District permits matter-of-right major business and employment centers of medium/high density development, including office, retail, housing, and mixed uses to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

The PUD guidelines for the C-3-C District permit a total FAR of 7.0 and a height of 130 feet. Commercial and/or residential uses are allowed.

The subject site is in the square bounded by N Street to the north, Vermont Avenue to the west, M Street and Thomas Circle to the south, and 13th Street to the east.

The Washington Plaza Hotel currently occupies a portion of the site (Lot 833). The remainder of the site (Lots 806 and 807) are vacant lots located immediately to the east of Lot 833 along M Street.

On June 11, 1990, at its regular monthly meeting, the District of Columbia Zoning Commission considered the application to determine whether to authorize the scheduling of a public hearing for the application.

Advisory Neighborhood Commission - 2C (ANC-2C), by letter dated June 8, 1990, voted to oppose the application because it would provide an incentive to demolish the Washington Plaza hotel while also creating a loss of jobs to D.C. residents.

The District of Columbia Office of Planning (OP), by preliminary report dated June 8, 1990 recommended that the subject application be set for a public hearing based on the following modifications; that the height of the proposed project not exceed 110; that the maximum floor area ratio (FAR) be limited to 7.0 of which a maximum of 5.0 may be non-residential (including general office) and a minimum of 2.0 be devoted to residential use; and that the case be advertised in the alternative as a consolidated PUD in the SP-2 zone.

There were several letters and petitions received in support and opposition to the application.

The Zoning Commission believes the proposed project's height of 130 feet is too high, the non-residential FAR of 7.09 is too excessive, and the proposed residential FAR of 1.26 is insufficient.

The Zoning Commission believes that the application is not in the best interest of the District of Columbia, is inconsistent with the intent and purpose of the Zoning Regulations and Zoning Act and is inconsistent with the Comprehensive Plan for the National Capital.

Upon consideration of the reasons set forth herein, the Zoning Commission DENIES Case No. 90-9C without a public hearing, and without prejudice.

Vote of the Zoning Commission taken at its regular public meeting on June 11, 1990: 4-1 (John G. Parsons, William Ensign, Tersh Boasberg and Lloyd D. Smith to deny without prejudice, Maybelle Taylor Bennett, to oppose.

This order was adopted by the Zoning Commission at its regular public meeting on July 9, 1990 by a vote of 5-0 (Maybelle Taylor Bennett, Lloyd D. Smith, John G. Parsons, Tersh Boasberg and William L. Ensign, to adopt as corrected).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is on

JUL 27 1990



TERSH BOASBERG
Chairman
Zoning Commission



EDWARD L. CURRY
Executive Director
Zoning Secretariat

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